025.0	0003	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	966,200 /	966,200
USE VALUE:	966,200 /	966,200
ASSESSED:	966,200 /	966,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WISEMAN BRIAN M &
Owner 2:	FERNANDEZ SARAH H
Owner 3:	
Street 1:	35 MARATHON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WISEMAN BRIAN M -
Owner 2:	-
Street 1:	35 MARATHON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2438 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	459,100	3,100	504,000	966,200
Total Card	0.161	459,100	3,100	504,000	966,200
Total Parcel	0.161	459,100	3,100	504,000	966,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.34 | /Parcel: 396.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	16556
GIS Ref	
GIS Ref	
Insp Date	07/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 025.0-0003-0008.0

!2041!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	459,100	3100	7,000.	504,000	966,200		Year end	12/23/2021
2021	104	FV	438,000	3100	7,000.	504,000	945,100		Year End Roll	12/10/2020
2020	104	FV	438,200	3100	7,000.	504,000	945,300	945,300	Year End Roll	12/18/2019
2019	104	FV	339,700	3100	7,000.	535,500	878,300	878,300	Year End Roll	1/3/2019
2018	104	FV	339,700	3100	7,000.	390,600	733,400	733,400	Year End Roll	12/20/2017
2017	104	FV	318,300	3100	7,000.	340,200	661,600	661,600	Year End Roll	1/3/2017
2016	104	FV	318,300	3100	7,000.	289,800	611,200	611,200	Year End	1/4/2016
2015	104	FV	283,200	3100	7,000.	283,500	569,800	569,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:57:53

LAST REV

Date	Time
08/03/17	17:02:42
ekelly	

USER DEFINED

Prior Id # 1:	16556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2041

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WISEMAN BRIAN M	57718-43		10/26/2011	Convenience	1	No	No		
WISEMAN BRIAN M	42764-509		5/12/2004	Convenience	1	No	No		
WISEMAN DANIEL	26512-315		7/22/1996		132,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2011	1130	Re-Roof	8,000					
6/20/1996	271	Manual	7,000					REBUILD REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
4/3/2009	Meas/Inspect	189	PATRIOT
10/29/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09154749
Const Adj.:	0.98000199
Adj $ / SQ:	192.549
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665374
Depreciation:	206266
Depreciated Total:	459108

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 11	BRs: 4	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

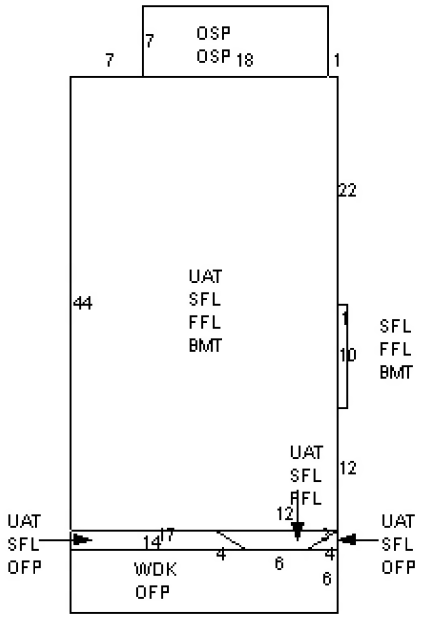
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	192.55
Special Features:	0	Val/Su Net:	103.66
Final Total:	459100	Val/Su SzAd	193.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,206	192.550	232,215
FFL	First Floor	1,172	192.550	225,668
BMT	Basement	1,154	57.760	66,661
UAT	Upper Attic	299	88.570	26,483
OSP	Screen Porch	252	24.850	6,261
OFP	Open Porch	190	24.680	4,689
WDK	Deck	156	12.160	1,897

Net Sketched Area:	4,429			Total:	563,874
Size Ad	2378	Gross Area	5326	FinArea	2438

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X16	A	AV	1916	29.20	T	40	104			3,100			3,100

More: N	Total Yard Items:	3,100	Total Special Featues:		Total: 3,100